(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENTS (UNAUDITED) FOR THE QUARTER ENDED 30 NOVEMBER 2009

	NOTE	INDIVIDUAL	QUARTER	CUMULATIVE QUARTER			
		Ended 30-Nov-09 RM'000	Ended 30-Nov-08 RM'000	Ended 30-Nov-09 RM'000	Ended 30-Nov-08 RM'000		
Continuing Operations							
Revenue	9	182,635	154,230	501,240	456,636		
Operating expenses		(157,270)	(145,264)	(457,009)	(522,306)		
Other operating income		6,306	13,778	72,020	159,460		
Operating profit	_	31,671	22,744	116,251	93,790		
Depreciation / impairment loss		(5,449)	(5,452)	(16,338)	(18,368)		
Finance costs		(5,133)	(6,737)	(15,393)	(17,507)		
Share of profits of associates		34	(32)	(3)	(89)		
Profit before taxation	9	21,123	10,523	84,517	57,826		
Taxation	20	(3,644)	(3,303)	(11,745)	(13,344)		
Profit for the period	_						
from continuing operations	_	17,479	7,220	72,772	44,482		
Discontinued Operations Loss for the period from discontinued operations	15	<u>.</u>	(1,044)	(1,958)	(730)		
Profit for the period	_	17,479	6,176	70,814	43,752		
Attributable to:							
Equity holders of the parent		12,355	3,419	59,287	44,332		
Minority interest		5,124	2,757	11,527	(580)		
	-	17,479	6,176	70,814	43,752		
Earnings per share attributable to equity holders of the parent (sen) - Basic	28						
from continuing operations		5.62	1.94	27.21	19.61		
from discontinued operations			(0.45)	(0.87)	(0.32)		
1	- -	5.62	1.49	26.34	19.29		
- Diluted		n/a	n/a	n/a	n/a		

The Condensed Consolidated Income Statements should be read in conjunction with the audited financial statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED) AS AT 30 NOVEMBER 2009

	Note	As at 30-Nov-09 RM'000	As at 28-Feb-09 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment		376,301	374,437
Land held for property development		99,038	85,589
Investment properties		57,216	57,975
Biological assets		2,040	1,779
Prepaid land lease payments		38,480	32,388
Investment in associates		443	446
Other investments		162	162
Other non-current assets		464	714
Goodwill on consolidation	_	28,317	19,760
	_	602,461	573,250
CURRENT ASSETS			
Inventories		121,617	99,344
Trade receivables		31,739	29,358
Other receivables		17,582	30,846
Marketable securities	22	4,062	6,082
Fixed deposits with financial institutions		38,217	139,006
Cash and bank balances		35,168	26,338
		248,385	330,974
Assets of disposal group classified as held for sale	_		43,702
	_	248,385	374,676
TOTAL ASSETS	_	850,846	947,926
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent Share capital			
- Ordinary Shares		237,793	235,400
Treasury shares		(51,959)	(18,064)
Share premium		150,490	147,715
Currency translation reserve		(240)	180
Other reserve		(2,182)	4,337
Accumulated losses		(28,868)	(67,929)
	_	305,034	301,639
Minority interest		54,931	53,600
Total equity		359,965	355,239

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED) (cont'd) AS AT 30 NOVEMBER 2009

	Note	As at 30-Nov-09 RM'000	As at 28-Feb-09 RM'000
NON-CURRENT LIABILITIES			
Borrowings	24	254,651	254,971
Retirement benefit obligations		2,712	2,577
Deferred tax liabilities		6,954	17,532
		264,317	275,080
CURRENT LIABILITIES			
Trade payables		56,943	62,657
Other payables		35,035	30,992
Provision for liabilities		62,160	105,425
Borrowings	24	71,128	90,305
Taxation	_	1,298	4,149
		226,564	293,528
Liabilities attributable to the disposal group			24.050
classified as held for sale	_	226561	24,079
	_	226,564	317,607
TOTAL LIABILITIES	_	490,881	592,687
TOTAL EQUITY AND LIABILITIES	_	850,846	947,926
Net assets per share attributable to equity holders of			
the parent (RM)		1.39	1.32

The Condensed Consolidated Balance sheet should be read in conjunction with the audited financial statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) FOR THE PERIOD ENDED 30 NOVEMBER 2009

	•	Attributable to Equity Holders of the Parent Non-distributable						Minority interest	Total Equity	
		ICPS -			Currency					- /
	Share	Equity	Treasury	Share	Translation	Other	Accumulated			
	capital	Component	shares	premium	reserve	reserve	losses	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 March 2008	210,008	2,052	(4,539)	119,056	121	,	(96,289)	230,409		230,409
Issue of shares										
- Conversion from ICPS	1,660	(2,095)	-	1,112		-	-	677	-	677
- ESOS exercised	1,684		-	1,970		-		3,654	-	3,654
- Right warrants exercised	21,994		-	25,514		-		47,508	-	47,508
ICPS - reclassification from liability component		43	-			-		43	-	43
Foreign currency translation		-	-		(52)	-		(52)	-	(52)
Acquisition of a subsidiary		-	-			-		-	63,795	63,795
Purchase of treasury shares		-	(11,333)			-		(11,333)	-	(11,333)
Net profit for the period		-	-			-	44,332	44,332	(580)	43,752
Dividend		•	-	-	•	-	(11,525)	(11,525)	-	(11,525)
Dividend paid by a subsidiary	-	*	-	,		-		-	(2,714)	(2,714)
At 30 November 2008	235,346	,	(15,872)	147,652	69	,	(63,482)	303,713	60,501	364,214
At 1 March 2009	235,400		(18,064)	147,715	180	4,337	(67,929)	301,639	53,600	355,239
Foreign currency translation		-	-		(420)			(420)		(420)
Issue of shares										
- Right warrants exercised	2,393		-	2,775	,	-	,	5,168	-	5,168
Dilution of equity interest in a subsidiary	-	-	-		-	(6,519)	-	(6,519)	(5,643)	(12,162)
Acquisition of a subsidiary			-			-		-	(642)	(642)
Purchase of treasury shares	-	-	(33,895)		-			(33,895)	-	(33,895)
Net profit for the period			-			-	59,287	59,287	11,527	70,814
Dividend	-		-	-	-	-	(20,226)	(20,226)	-	(20,226)
Dividend paid by a subsidiary			-			-		-	(3,911)	(3,911)
At 30 November 2009	237,793	-	(51,959)	150,490	(240)	(2,182)	(28,868)	305,034	54,931	359,965

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the interim financial statements.

(Company Number: 173250-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS (UNAUDITED) FOR THE PERIOD ENDED 30 NOVEMBER 2009

	9 MONTHS ENDED		
	30-Nov-09	30-Nov-08	
	RM'000	RM'000	
Net cash (used in)/generated from operating activities	(773)	14,113	
Net cash used in investing activities	(2,013)	(176,459)	
Net cash (used in) / generated from financing activities	(92,058)	184,316	
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(94,844)	21,970	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	163,507	76,197	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD*	68,663	98,167	
*Cash and cash equivalents at end of financial period comprise the following:			
Cash on hand and at bank	35,168	19,591	
Fixed deposits with financial institutions	38,217	81,343	
Bank overdraft	(4,722)	(2,767)	
	68,663	98,167	

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 28 February 2009 and the accompanying notes attached to the interim financial statements.